



**COUNCILMEMBER DONNA FRYE**

City of San Diego  
Sixth District

**MEMORANDUM**

**DATE:** September 5, 2001

**TO:** City Manager Michael Uberuaga

**FROM:** Councilmember Donna Frye *Donna Frye*

**SUBJECT:** City Manager's Response to San Diego County Grand Jury Report: "*Boundaries of Mission Bay Park*", August 20, 2001

**CC:** Honorable Mayor and Honorable City Councilmembers

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I have reviewed your responses to the San Diego Grand Jury report regarding the boundaries of Mission Bay Park and am very concerned. It appears that changes have been made to the current Mission Bay Park Master Plan without public review, City Council approval or Coastal Commission certification.

Please provide me with the following information as soon as possible.

1. Finding Number 22 states: "Page 51 of the 1994 Update of the Mission Bay Park Master Plan suggests that '419.45 acres in dedicated leases should be considered a practical maximum' ...and creating wetlands 'would raise the dedicated lease percentage' ... Your response, "Section 24 on page 51 of the Master Plan states that 450.46 acres in dedicated leases should be considered a practical maximum" is in disagreement with the report's finding that 419 is a practical maximum. Please provide all documentation for the following acreage changes in the Mission Bay Master Plan (page 51): Please include the name of the person or agency authorizing the changes, the date changes were made, date of public hearings including copies of public notices, adopted City Council resolutions and Coastal Commission certification.
  - (a) The practical maximum for dedicated leasehold acres was changed from 419 acres to 450 acres.
  - (b) The percentage of leasehold acreage was changed from 22.2 percent to 23.9 percent.
  - (c) The total amount of land proposed to be dredged for wetland habitat, swimming, navigation, and Eel grass mitigation purposes was changed from 102 acres to 68 acres.

2. There are other changes that do not appear to have been reviewed by the public, approved by the City Council or certified by the Coastal Commission. Specifically, on page 44, Section 15 refers to a 23-acre redevelopment site for Marina Village. However, the approved Master Plan allows for a 19-acre redevelopment site. When was this acreage changed from 19 acres to 23 acres, and who authorized this change?
3. On page 9, Appendix G, Section 10, Building Setbacks the following approved changes to the Master Plan were never incorporated. (Changes are indicated by *italic type*.) Specifically, the second sentence in the second paragraph should read, "The intent is to use these setback areas as a means to add interest and visual amenity to the public use zone immediately adjacent to the *water*. (Replaces the words "lease areas".) The third sentence should read, "For the purpose of computing the average setback depth, buildings sited beyond 50 feet from the *public use zone* should not be part of the calculation." (Replaces the words "leasehold line".) The fourth sentence should read, "This guideline will encourage a varied building frontage ranging from zero to 50 feet, or conversely, a uniform minimum setback of 25 feet, *from the public use zone*." (Adds the words to the end of the sentence.) Please make the necessary changes or provide documentation to show why these changes were not incorporated.